



**Agenda Item Number: 2005-8-5D**

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

**Meeting Date:** August 23, 2005

**Department:** Infrastructure Planning   **Staff Contact:** Tim West, Deputy County Manager for Public Works  
and Geo Resources   Steve Miller, Department Director  
Raymond Orona, Rights of Way Manager

**TITLE:**      Acquisition of Property for the Alameda Boulevard Project

**ACTION:**   Motion to approve the acquisition of property from Martha M. Beauchamp for  
construction of the Alameda Boulevard Project, North Albuquerque Acres.

### **SUMMARY:**

This property is needed as right of way for construction of the Alameda Boulevard Project. The condemnation action will consist of two total land takings of Lots 31 and 32, Block 8, Tract 3, Unit 1, North Albuquerque Acres. There are no improvements in the taking.

The appraised value established by Bland Appraisal and Review Services., Inc. is \$222,050.00 for Lot 31 and \$181,650.00 for Lot 32 and provides the basis for probable compensation due to the owner. The offer to purchase was made accordingly and the owners have rejected it. Continued negotiations have failed to produce settlement and it is therefore necessary to condemn these property rights to secure possession for construction purposes. The Right of Way Section and the Real Estate Committee have considered the necessity for condemnation action and recommend that the County proceed. The details for the appraised values of this right of way taking are as follows:

Lots 31 and 32 Block 8, Tract 3, Unit 1, North Albuquerque Acres.

Lot 31.....	\$222,050.00
Improvements.....	0.00
Damages.....	0.00
Subtotal.....	\$222,050.00

Lot 32.....	\$181,650.00
Improvements.....	0.00
Damages.....	0.00
Subtotal.....	\$181,650.00

**TOTAL OFFER: .....\$403,700.00**

### **ATTACHMENTS:**

1. Parcel Descriptions
2. Zone Atlas page
3. Valuation Analysis
4. Real Estate Committee Condemnation Approval

## **FISCAL IMPACT**

Alameda Blvd Construction Project	BC12-566461-79FF	\$360,730.
County Roadway	BC28-570300-5300	<u>42,970</u>
<b>TOTAL</b>		<b>\$403,700</b>

## **STAFF ANALYSIS SUMMARY**

### **COUNTY MANAGER**

The property owner is unwilling to sell this property that is needed for right of way for the Alameda Blvd widening project. Condemnation action is needed in order to proceed. TL 08/19/2005

### **DEPUTY COUNTY MANAGER FOR PUBLIC WORKS**

State Cooperative Agreement TPU-4020(6) CN3250 provides \$365,000 to acquire right-of-way for the construction of Alameda Boulevard matched by 15% local County funds. The agreement expires June 30, 2007. This acquisition is the first two lots of total 45 lots needed to accommodate the construction of Alameda in the 2015 time frame. I recommend approval. TW 8/16/05

### **LEGAL**

Real Estate Committee has approved. Approved as to form only. Deborah S. Seligman, Legal 8/8/05

### **FINANCE**

<b>Budget</b>	Approval will allow the County to acquire the property from Martha M. Beauchamp for Construction of the Alameda Boulevard Project, North Albuquerque Acres. Funds are available from the Road Construction Fund Alameda Rightway Federal Funds as well as County Roadway Impact Fees and are budgeted in the accounts listed above. Nona S. Lane, Accounting Officer 8/4/05
<b>Purchasing</b>	No comment required as the acquisition of Real Property is not covered by the provisions of the State Procurement Code per Section 13-1-30 NMSA 1978. R. Suazo, Purchasing Administrator 8/4/05
<b>Contracts</b>	No comment required. Rosanna Suazo, Purchasing Administrator 8/4/05
<b>Risk Management</b>	No comment required. David Baca, Risk Management 8/8/05